

Andalucia Development Corporation

February 10, 2016

Jack Cloud, Chair
Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: Extension of the Subdivision Improvement Agreement for Temporary Deferral of Sidewalk - Andalucia at La Luz, Unit 3 - DRB-1004462 - City 730885

Dear Mr. Cloud;

Enclosed for your review and approval by the Development Review Board (DRB) are copies of the following information:

Development Review Application
Fee in the amount of \$70.00
Zone Atlas Page
6 copies of the exhibit showing the sidewalk being deferred
Brief description explaining and justifying extension

Andalucia Development would like to request a 2 year extension for Andalucia At La Luz - Unit 3 Sidewalk deferral. Since our last request we have completed 10 new homes with nine lots remaining that require sidewalks. Of the nine lots remaining, we will be starting new homes on lots 40 and 25. We are encouraged sales will continue to grow.

Please place this item on the DRB agenda. If you have any questions or require further information, please contact me.

Sincerely,



Scott Schiabor, President
Andalucia Development

P. O. Box 91417, Albuquerque, NM 87199
505.828.9900 - 505.828-9901 fax

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)**

- Application for Minor Plat on FORM S-3, including those submittal requirements. **(PUBLIC HEARING CASE) 24 copies**
— Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.

- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
— Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
— Sign Posting Agreement
— Fee (see schedule)

- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)

- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
— Zone Atlas map with the entire property(ies) clearly outlined

- Letter briefly describing, explaining, and justifying the request

- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

- Sign Posting Agreement

- Fee (see schedule)

- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SEWALK VARIANCE (DRB20)**

☐ **SEWALK WAIVER (DRB21)**

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**

- Zone Atlas map with the entire property(ies) clearly outlined

- Letter briefly describing, explaining, and justifying the variance or waiver

- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**

- Zone Atlas map with the entire property(ies) clearly outlined

- Letter briefly describing, explaining, and justifying the variance

- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

- Sign Posting Agreement

- Fee (see schedule)

- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SEWALK CONSTRUCTION (DRB19)**

☒ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWALK CONSTRUCTION (DRB07)**

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**

- Zone Atlas map with the entire property(ies) clearly outlined

- Letter briefly describing, explaining, and justifying the deferral or extension

- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**

- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**

- Zone Atlas map with the entire property(ies) clearly outlined

- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**

- Letter of authorization from the grantors and the beneficiaries (private easement only)

- Fee (see schedule)

- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


Scott Schiabor Applicant name (print)
2-10-16 Applicant signature / date

Form revised 4/07

☐ Checklists complete

☐ Fees collected

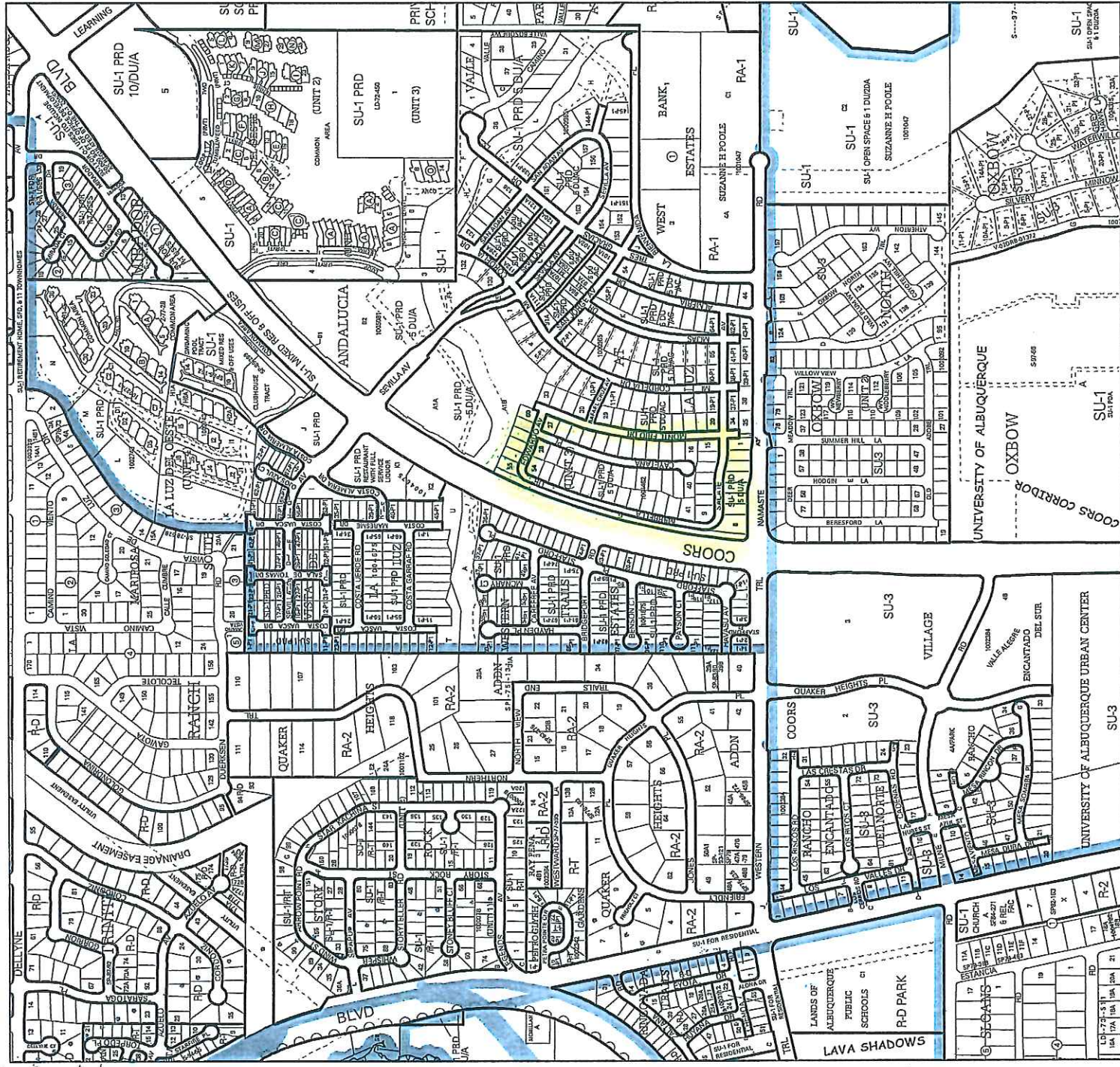
☐ Case #s assigned

☐ Related #s listed

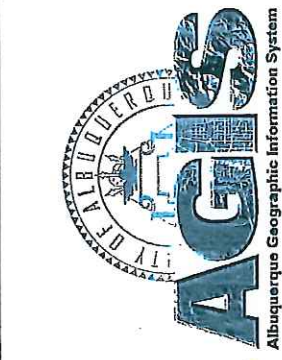
Application case numbers

Project #

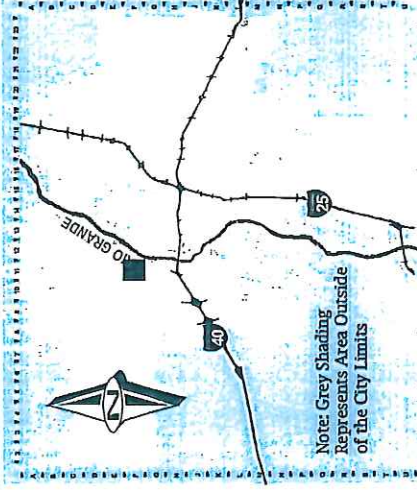
Planner signature / date



For more current information and more details visit: <http://www.cabq.gov/gis>

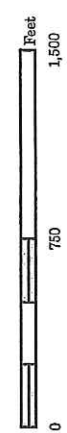


Map amended through: 6/5/2009



Zone Atlas Page: F-11-Z

- Selected Symbols**
- SECTOR PLANS
 - Design Overlay Zones
 - City Historic Zones
 - H-1 Buffer Zone
 - Petroglyph Mon.
 - Escarpment
 - 2 Mile Airport Zone
 - Airport Noise Contours
 - Wall Overlay Zone



lots
weeding
sidewalks



(A REPLAY OF TRACTS 'A & C'
ANDALUCIA, AT LA LUZ)
ALBUQUERQUE, NEW MEXICO.
FEBRUARY, 2005

ALBUQUERQUE, NEW MEXICO
· FEBRUARY, 2005

NAMASTE

Andalucia @ La Luz Unit 3, 730885 Sidewalk Verification
Inspected on 11/23/2015, by Henry Blair

Block	Lot	Street Name	SW Width	SW Length	SW Sq Yd
	7	Sacate Avenue	4	50.76	22.56
	8	Sacate Avenue	4	110.34	49.04
	9	Sacate Avenue	4	60.96	27.09
	10	Sacate Avenue	4	57	25.33
	25	Cayetana Place	4	34.35	15.27
	31	Cayetana Place	4	33.42	14.85
	32	Cayetana Place	4	33.41	14.85
	35	Cayetana Place	4	34.84	15.48
	40	Cayetana Place	4	141.2	62.76
total =			556.28		247.24

total =

SIDEWALK VERIFICATION
AND
CALCULATIONS

Project No. 730885
Project Name: Andaluia @ La Luz Unit 3

Calculations:

Total Linear Feet	556.28
Square Feet	2,225.12
Square Yards	247.24
Unit Price	\$40.00
Base Price	\$9,889.60
Gross Recpt. Tax %	7.1875%
Total Cost of Construction	10,600.42
Construction x 125%	125%
Financial Guaranty Amount	13,250.53

Review/Approved: Madeline Carruthers Date 2.2.12
Madeline Carruthers, Project Administrator
Development Review Services
Planning Department
City of Albuquerque